



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

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September 02, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
PUBLIC HEALTH CENTERS HEATING, VENTILATION, AND
AIR CONDITIONING REFURBISHMENT PROJECT
IMPLEMENTATION OF CAPITAL PROJECTS
APPROVE APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NOS. 87239, 87240, 87241, 87242, 87243,
87244, 87245, AND 87246
ALL DISTRICTS
(3 VOTES)**

SUBJECT

Approval of the recommended actions will establish eight new capital projects for the Public Health Centers Heating, Ventilation, and Air Conditioning Refurbishment Project at the Central, Curtis Tucker, Hollywood/Wilshire, Glendale, Monrovia, Whittier, Pacoima, and Pomona Public Health Centers; and approve an appropriation adjustment.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the Public Health Centers Heating, Ventilation, and Air Conditioning Refurbishment Project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the eight capital projects.
2. Establish the following eight capital projects to refurbish the existing heating, ventilation, and air conditioning systems at the various public health centers:
 - a. Central Public Health Center, Capital Project No. 87239
 - b. Curtis Tucker Public Health Center, Capital Project No. 87240

- c. Hollywood/Wilshire Public Health Center, Capital Project No. 87241
- d. Glendale Public Health Center, Capital Project No. 87242
- e. Monrovia Public Health Center, Capital Project No. 87243
- f. Whittier Public Health Center, Capital Project No. 87244
- g. Pacoima Public Health Center, Capital Project No. 87245
- h. Pomona Public Health Center, Capital Project No. 87246

3. Approve an Appropriation Adjustment to transfer \$210,000 from the Extraordinary Maintenance Budget to Central Public Health Center, Capital Project No. 87239, to fund the agreement for the design service.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Public Health Centers Heating, Ventilation, and Air Conditioning (HVAC) Refurbishment Project (Project) exempt from the California Environmental Quality Act (CEQA), establish eight new capital projects, approve an appropriation adjustment, and allow the Department of Public Works (Public Works) to proceed with the design and construction of the HVAC projects at the eight public health centers.

Background

The eight public health centers included in this HVAC Project were built between 1949 and 1972. Subsequent to the completion of these facilities, laws enacted in California established new engineering and mechanical requirements for health care facilities, including outpatient clinics. These laws include Office of Statewide Health Planning and Development (OSHPD) 3 requirements for infection control/prevention enacted in 2008. While the public health centers identified in these capital projects are not OSHPD 3 licensed clinics, Medi-Cal certification and funding sources require compliance with the requirements.

Additionally, in 2009, the California Occupational Safety and Health Administration (Cal/OSHA) enacted the Aerosol Transmissible Diseases Standard, which established new engineering controls and HVAC system requirements. Aerosol Transmissible Diseases include diseases, such as tuberculosis and measles.

Since establishment of the recent OSHPD 3 and Cal/OSHA requirements, the Department of Public Health (Public Health) implemented respiratory protection and infection control programs in compliance with applicable rules and regulations and Centers for Disease Control and Prevention recommendations. In addition to the environmental and administrative controls to ensure safety of staff and clients, Public Health implemented preventive measures, including fast tracking of patients, employee health screening and surveillance, utilizing sputum booths for high hazard procedures, and installation of Ultra Violet Germicidal Irradiation lights and portable High-Efficiency Particulate Air Filtration units to enhance air decontamination.

Public Health also hired qualified vendors to monitor and maintain the HVAC systems performance. These aging systems have experienced increasing rates of mechanical and engineering failure resulting in periodic service interruptions at the public health centers. In response to these recurring service interruptions and implementation of new Cal/OSHA requirements, Public Health requested Public Works to conduct HVAC system and facility viability assessments at its public health centers, to determine upgrades and/or repairs required to maximize service availability and bring these systems and facilities up to applicable code requirements.

In 2013, Public Works hired Tetra-IBI Group engineering firm to conduct the evaluations. The Tetra-IBI Group completed the evaluations and concluded that the HVAC systems at these facilities either required refurbishment or replacement both due to the age of the equipment, and the need to meet the new regulations. The Tetra-IBI Group was also requested to develop design options and cost estimates to upgrade these systems to meet current California Mechanical Code (CMC) and Cal/OSHA codes. The options developed included a combination of refurbishment of the existing HVAC systems, complete replacement of the HVAC systems in the most critical areas of the facilities, such as the waiting rooms, isolation rooms, treatment areas, and configuring the existing spaces to separate various programmatic functions.

The proposed Project provides short-term remedies required for the HVAC systems to meet applicable CMC and Cal/OSHA requirements. However, the proposed Project does not include full and complete solutions to meet all the demands and requirements of CMC and Cal/OSHA in the long-term. Public Health, Public Works, and the Chief Executive Office (CEO) have also explored plans to regionalize various public health centers by replacing and/or consolidating certain older facilities with new health centers at locations that will better serve the local communities. We will return to the Board for approval of a long-term regional facilities plan in the future.

Approval of the recommendations will allow Public Works to move forward with the design of the HVAC system upgrades for the eight public health centers. These projects are planned for public health centers with tuberculosis clinics, consistent with recently enacted California codes, which mainly impact these type of health care facilities. Public Works will return to the Board to seek approval of the final budget for each facility after the designs are completed.

Green Building/Sustainable Design Program

The proposed eight capital projects are exempt from the Board's Energy policy because they do not include new construction in excess of 10,000 square-feet. The design will seek to optimize use of electrical energy in the HVAC system, reduce the amount of demolition materials that would be disposed in landfills, and whenever possible, use building materials that are composed of recycled material.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Service Delivery (Goal 3), by investing in public health infrastructure to enhance the safety of patients and staff, and improving patient care with improved infrastructure. Completion of these capital projects will provide much needed improvements.

FISCAL IMPACT/FINANCING

With the exception of the Central Public Health Center HVAC Project, sufficient appropriation to fund the recommendations and design of the proposed capital projects is available in the Fiscal Year 2014 -15 Capital Projects Budget.

Approval of the attached appropriation adjustment (Attachment I) will transfer \$210,000, originally transferred from Public Health's operating budget for HVAC repairs at the Central Public Health Center, from the Extraordinary Maintenance Budget to the Central Public Health Center, Capital Project No. 87239, to fund the design service. The projects are funded by net County costs.

We will return to the Board to seek approval of a recommended budgetary allocation for each specific project subsequent to the completion of the design of the projects scheduled for January 2015.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, the Project budget includes 1 percent of design and construction costs to be allocated to the Civic Arts Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed capital projects are categorically exempt from CEQA. The proposed capital projects, which involve refurbishment and/or replacement of the existing HVAC systems at eight facilities, are within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Sections 15301(a), (d) and (f), and 15302(c) of the CEQA Guidelines; and Classes 1(c), (d), (h) and (i), and 2(e) of the County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project involves no expansion of an existing use and the HVAC structures replaced will have the same purpose as the structures replaced. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the records of the capital projects.

Upon the Board's approval of the proposed Project, Public Works will file Notices of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

CONTRACTING PROCESS

Public Works intends to use an existing Board-approved as-needed architectural/engineering consultant to provide plans, specifications, cost estimating services, and Job Order Contracts to implement the refurbishment work. The total not-to-exceed estimated design fee is \$1,503,000 for the Project at the various public health centers. Estimated design fee for each public health center is as follows:

- a. Central Public Health Center for a \$210,000 not-to-exceed amount;
- b. Curtis Tucker Public Health Center for a \$262,000 not-to-exceed amount;
- c. Hollywood/Wilshire Public Health Center for a \$238,000 not-to-exceed amount;
- d. Glendale Public Health Center for a \$188,000 not-to-exceed amount;
- e. Monrovia Public Health Center for a \$93,000 not-to-exceed amount;
- f. Whittier Public Health Center for a \$216,000 not-to-exceed amount;
- g. Pacoima Public Health Center for a \$106,000 not-to-exceed amount; and
- h. Pomona Public Health Center for a \$190,000 not-to-exceed amount

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will have minimal impacts to current services at the identified facilities. However, during the construction phase, Public Health has developed plans for patient diversion for some services to other Public Health facilities within geographic proximity for short periods of time.

Public Works will work with Public Health to minimize these impacts and disruptions at the facilities. To the extent possible, facilities will remain operational during construction.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; Department of Public Health; and Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a stylized flourish and a horizontal line.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:SHK:DJT
SW:CV:rp

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Public Health
Public Works

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BOARD OF
SUPERVISORS
OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

DEPT'S. NO. 060

August 19, 2014

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2014-15

3 - VOTES

SOURCES

EXTRAORDINARY MAINTENANCE
A01-CF-2000-12810
Services and Supplies \$210,000
DECREASE APPROPRIATION

USES

PUBLIC HEALTH
Central Public Health Center HVAC System Refurbishment
A01-CP-6014-65058-87239
Capital Assets-Building and Improvements \$210,000
INCREASE APPROPRIATION

SOURCES TOTAL: \$ 210,000

USES TOTAL: \$ 210,000

JUSTIFICATION

This appropriation adjustment is necessary to transfer \$210,000, originally transferred from Public Health's operating budget for HVAC repairs at the Central Public Health Center, from EM budget to fund the design of the Central Public Health Center HVAC System Refurbishment project.


AUTHORIZED SIGNATURE Sabra White, Manager, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR ---

☐ ACTION


☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO.

015



August 19 20 14

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY


August 19, 2014